

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

11-019-O

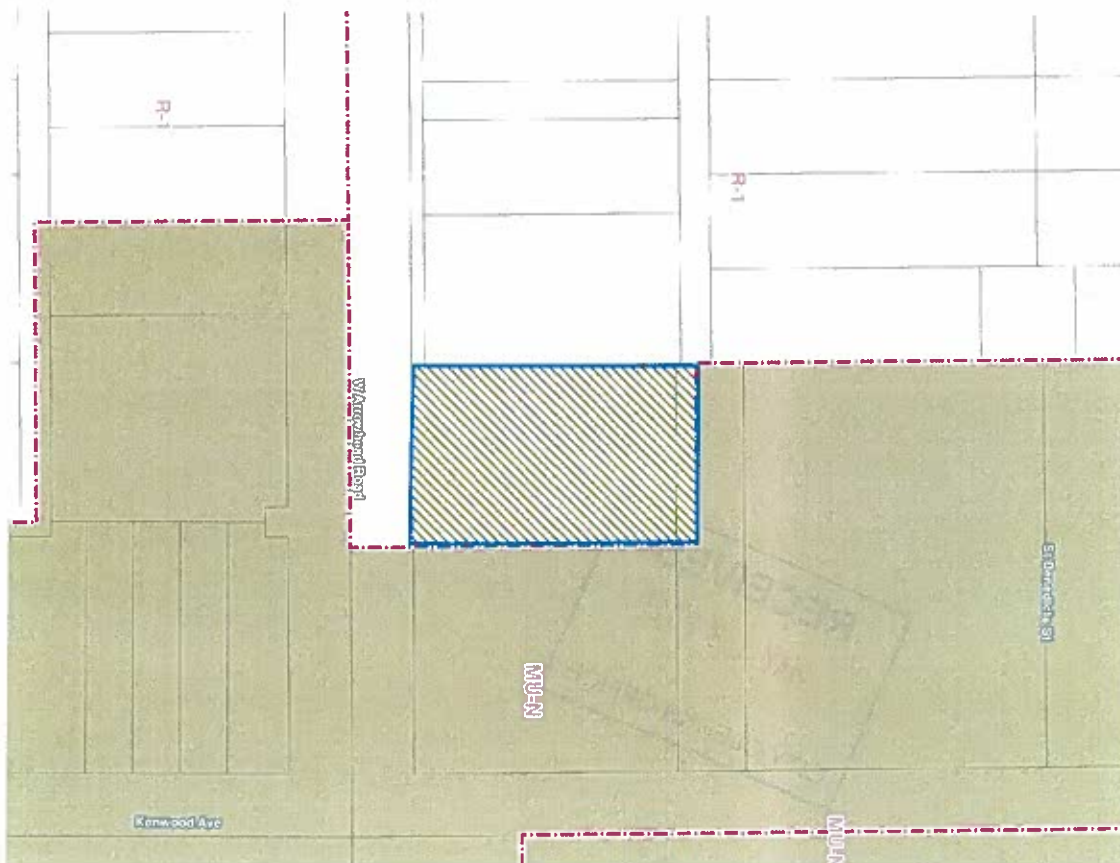
ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH AS REFERENCED IN CHAPTER 50 OF THE DULUTH CITY CODE, 1959, AS AMENDED, TO PROVIDE FOR THE RECLASSIFICATION FROM R-1, RESIDENTIAL-TRADITIONAL, TO MU-N, MIXED USE NEIGHBORHOOD, THE ENTIRE PARCEL AT THE NORTHWESTERN CORNER OF KENWOOD AVENUE AND ARROWHEAD ROAD (CITY OF DULUTH).

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That the subject property, located on the northwest corner of the intersection of Kenwood Avenue and Arrowhead Road and as more particularly described in Exhibit A (Public Document No. _____), be reclassified from R-1, Residential-Traditional, to MU-N, Mixed Use Neighborhood, and that the official zoning map of the city of Duluth as referenced in Chapter 50 of the Duluth City Code, 1959, is amended to read as follows:



Section 2. That this ordinance shall take effect and be in force 30 days from and after its passage and publication.

Approved as to form:


Attorney

PC:plng JJ:eu 5/12/2011

STATEMENT OF PURPOSE: This zoning map amendment provides a zoning change from R-1 to MU-N for property located on the northwest corner of the intersection of Kenwood Avenue and Arrowhead Road.

On May 10, 2011, the Duluth city planning commission held a public hearing on the proposal and voted 9-0 to recommend that the city council approve the rezoning request for following reasons:

- 1) The rezoning request is consistent with the Comprehensive Land Use Plan;
- 2) The MU-N zone district is consistent with the Comprehensive Land Use Plan description of the Neighborhood Mixed Use future land use category;
- 3) The MU-N zone district was established to accommodate a mix of neighborhood-scale, neighborhood serving non-residential uses and a range of residential uses located in close proximity.
- 4) Material adverse impacts on nearby properties are not anticipated.

Date of application: March 15, 2011
Action deadline: Not Applicable

FN 11-042

EXHIBIT A
FN 11-042

Parcel along Arrowhead Road to be re-zoned from R-1 to MU-N

That part of Norton's Duluth Outlots, according to the recorded plats thereof at St. Louis County Recorder's Office, Minnesota, described as follows:

Beginning at a point of intersection of the center line of Arrowhead Road (formerly St. Marie Street) with the southerly extension of the west line of Outlot 14 of said Norton's Duluth Outlots;

Thence northerly along said west line of Outlot 14 to a point on a westerly corner of existing MU-N zoning of the City of Duluth (April 2011), coincident with a point on the intersection of the east line of Johnson's Addition (according to the recorded plats thereof at St. Louis County Recorder's Office, Minnesota) and the centerline of the alley of Block 1 of Johnson's Addition;

Thence easterly 100.00 feet more or less, along a line of said MU-N zoning;

Thence southerly along said line of MU-N zoning to a corner of MU-N zoning, also being the intersection with the centerline of said Arrowhead Road centerline;

Thence westerly along said line centerline of Arrowhead Road and line of MN-N zoning to the point of beginning.